

PB# 90-6

MT. VISTA II

65-1-80.4

MT. VISTA II (GREVAS) #90-6
JACKSON AVE. - 4 LOT SUBDIVISION

Approved 8-9-90

General Receipt

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, N. Y. 12550

11184

February 16, 1990

Received of Susan April \$ 25⁰⁰/₁₀₀

Twenty-five and ⁰⁰/₁₀₀ DOLLARS

For Planning Board Application Fee (#90-6)

DISTRIBUTION

FUND	CODE	AMOUNT
CHECK # 540		\$ 25 ⁰⁰ / ₁₀₀

By Pauline S. Townsend

Town Clerk
Title

Williamson Law Book Co., Rochester, N. Y. 14609

General Receipt

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, N. Y. 12550

11185

February 16, 1990

Received of Pauline S. Townsend, Town Clerk \$ 600⁰⁰/₁₀₀

Six Hundred and ⁰⁰/₁₀₀ DOLLARS

For P/B (#90-6) Mountain Vista II (John Reary) # 1st subdivision (4 lots @ \$150⁰⁰/_{ea.})

DISTRIBUTION

FUND	CODE	AMOUNT
CHECK # 539		\$ 600 ⁰⁰ / ₁₀₀

By Susan Zappala

Deputy Comptroller
Title

Williamson Law Book Co., Rochester, N. Y. 14609

General Receipt

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, N. Y. 12550

11528

Aug 2, 1990

Received of Susan April & John Leary \$ 470⁰⁰/₁₀₀

Four Hundred Seventy and ⁰⁰/₁₀₀ DOLLARS

For P/B # 90-6 - approval fees

DISTRIBUTION

FUND	CODE	AMOUNT
CHECK # 566		\$ 470 ⁰⁰ / ₁₀₀

By Pauline S. Townsend

Town Clerk
Title

Williamson Law Book Co., Rochester, N. Y. 14609

Planning Board
Town Hall

NO. 90-6

Check # 540	\$ 25.00	

Town Clerk
 Title

Williamson Law Book Co., Rochester, N. Y. 14609

General Receipt

TOWN OF NEW WINDSOR
 555 Union Avenue
 New Windsor, N. Y. 12550

11185

February 16, 1990

Received of Pauline S. Townsend, Town Clerk \$ 600.00

DOLLARS

For See Hundred and 00/100

DOLLARS

For P/B (#90-6) Mountain Vista II (John Leary)
4 lots subdivision (4 lots @ \$150.00 ea.)

FUND	CODE	AMOUNT
CHECK # 539		600.00

By Susan Zappala
Deputy Comptroller
 Title

Williamson Law Book Co., Rochester, N. Y. 14609

General Receipt

TOWN OF NEW WINDSOR
 555 Union Avenue
 New Windsor, N. Y. 12550

11528

Aug 2, 1990

Received of Susan April & John Leary \$ 470.00

DOLLARS

For Four Hundred Seventy and 00/100

For P/B # 90-6 - approval fees

FUND	CODE	AMOUNT
Check # 470.00		
# 566		

By Pauline S. Townsend
Town Clerk
 Title

Williamson Law Book Co., Rochester, N. Y. 14609

Planning Board
 Town Hall
 555 Union Ave.
 New Windsor, N.Y. 12550

NO. 90-6
August 1, 1990

RECEIVED FROM Susan April & John Leary

One Thousand 00/100 DOLLARS

Recreation fees: 4 lots @ \$250.00 ea (Mt. Vista II)

Account Total \$ 1,000.00

Amount Paid \$ 1,000.00

Balance Due \$ - 0 -

Marys Mason, Secretary
for the Planning Board

"THE EFFICIENCY" AN AEROSOL PRODUCT

County File No. NWT 16-90 N

COUNTY PLANNING REFERRAL

(Mandatory County Planning Review under Article 12-B,
Section 239, Paragraphs 1, m & n, of the
General Municipal Law)

Application of John A. Leary
for a 4 lot residential subdivision Jackson Ave.
County Action: returned for Local Determination

LOCAL MUNICIPAL ACTION

The Above-cited application was:

Denied Approved

Approved subject to County recommendations

.....
(Date of Local Action)

.....
(Signature of Local Official)

This card must be returned to the Orange County Department of Planning
within 7 days of local action.



America the Beautiful USA **15**

**ORANGE COUNTY DEPARTMENT OF PLANNING
AND DEVELOPMENT**

124 Main Street

New York City:
Manhattan Skyline

Goshen, N.Y. 10924

90-6

Map Number # 9997

Section 65 Block 1 Lot 80.4

City []
Town []
Village []

New Windsor

Title: Mountain Vista (Sect II)

Dated: ~~5-2-90~~ 6/14/90 Filed 8/10/90

Approved by D. McCarille
on 8-9-90

Record Owner John A. Leary

(2 sheets)

MARION S. MURPHY
Orange County Clerk

SUBDIVISION FEES:

PRE-PRELIMINARY PLAT:	\$100.00
PRELIMINARY PLAT:	100.00
FINAL PLAT: (\$100.00 + \$5.00/LOT)	120.00
FINAL PLAT SECTION FEE:	<u>150.00</u>
TOTAL:	<u>\$470.00</u>

ENGINEER FEE: TO BE DEDUCTED FROM ESCROW

RECREATION FEE:

4 LOTS @ \$250.00 PER LOT: \$1,000.00

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 08/02/90

PAGE: 1

LISTING OF PLANNING BOARD FEES
MUNICIPAL CHARGES

FOR PROJECT NUMBER: 90-6

NAME: MOUNTAIN VISTA SECTION II

APPLICANT: LEARY, JOHN A.

--DATE--	DESCRIPTION-----	TRANS	AMT-CHG	AMT-PAID	BAL-DUE
02/15/90	APPLICATION FEE	CHG	25.00		
02/15/90	APPLICATION FEE	PAID		25.00	
07/30/90	P.B. APPROVAL FEES	CHG	470.00		
07/30/90	4 LOT REC. FEE	CHG	1000.00		
08/01/90	P.B. APPROVAL FEES	PAID		470.00	
08/01/90	REC. FEES 4@250.00	PAID		1000.00	
		TOTAL:	1495.00	1495.00	0.00

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 08/02/90

PAGE: 1

LISTING OF PLANNING BOARD FEES
ESCROW ACCOUNT

FOR PROJECT NUMBER: 90-6

NAME: MOUNTAIN VISTA SECTION II

APPLICANT: LEARY, JOHN A.

--DATE--	DESCRIPTION-----	TRANS	AMT-CHG	AMT-PAID	BAL-DUE
02/15/90	4 LOTS @ 150.00 EA	PAID		600.00	
07/30/90	ENGINEER FEES	CHG	301.50		
		TOTAL:	301.50	600.00	-298.50

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 08/02/90

PAGE: 1

LISTING OF PLANNING BOARD FEES
ESCROW ACCOUNT

FOR PROJECT NUMBER: 90-6

NAME: MOUNTAIN VISTA SECTION II

APPLICANT: LEARY, JOHN A.

--DATE--	DESCRIPTION-----	TRANS	AMT-CHG	AMT-PAID	BAL-DUE
02/15/90	4 LOTS @ 150.00 EA	PAID		600.00	
07/30/90	ENGINEER FEES	CHG	301.50		
		TOTAL:	301.50	600.00	-298.50

Please issue a check in the
Amount of \$298.50 To:

Susan April & John Leary
6 Clarkwood Drive
Cornwall, N.Y. 12518

Gave to Leary 8/2/90

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 06/13/90

PAGE: 1

LISTING OF PLANNING BOARD AGENCY APPROVALS

FOR PROJECT NUMBER: 90-6

NAME: MOUNTAIN VISTA SECTION II

APPLICANT: LEARY, JOHN A.

	ISS-DATE	AGENCY-----	RESP-DATE	ACTION-----
ORIG	02/16/90	MUNICIPAL HIGHWAY . IF ROAD REMAINS PRIVATE, THE	02/22/90	APPROVED HIGHWAY DEPT. HAS NO CONCERNS
ORIG	02/16/90	MUNICIPAL WATER	02/20/90	APPROVED
ORIG	02/16/90	MUNICIPAL SEWER	02/20/90	APPROVED
ORIG	02/16/90	MUNICIPAL SANITARY . NOT ENOUGH INFORMATION REGARDING	02/16/90	DISAPPROVED SEPTIC SYSTEMS
ORIG	02/16/90	MUNICIPAL FIRE	02/26/90	APPROVED
ORIG	02/16/90	PLANNING BOARD ENGINEER	05/15/90	SUPERSEDED BY REV1
ORIG	05/08/90	SENT TO ORANGE CO. PLANNING . LAND IS MARGINAL FOR DEVELOPMENT-SPECIAL	06/06/90	LOCAL DETERMINATION DRAINAGE CONCERNS
REV1	05/15/90	MUNICIPAL HIGHWAY	05/17/90	APPROVED
REV1	05/15/90	MUNICIPAL WATER	05/16/90	APPROVED
REV1	05/15/90	MUNICIPAL SEWER	06/07/90	SUPERSEDED BY REV2
REV1	05/15/90	MUNICIPAL SANITARY	05/16/90	APPROVED
REV1	05/15/90	MUNICIPAL FIRE	05/16/90	APPROVED
REV1	05/15/90	PLANNING BOARD ENGINEER	06/07/90	SUPERSEDED BY REV2
REV2	06/07/90	MUNICIPAL HIGHWAY	/ /	
REV2	06/07/90	MUNICIPAL WATER	06/07/90	APPROVED
REV2	06/07/90	MUNICIPAL SEWER	05/16/90	APPROVED
REV2	06/07/90	MUNICIPAL SANITARY . SEE REVIEW SHEET IN FILE	06/07/90	APPROVED
REV2	06/07/90	MUNICIPAL FIRE	06/13/90	APPROVED
REV2	06/07/90	PLANNING BOARD ENGINEER	/ /	

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 08/02/90

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

FOR PROJECT NUMBER: 90-6

NAME: MOUNTAIN VISTA SECTION II
APPLICANT: LEARY, JOHN A.

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
08/01/90	P.B. ENGINEER CHECKED REVISION	OK TO STAMP APPROVED
06/13/90	P.B. APPEARANCE	NEG. DEC.
06/13/90	P.B. APPEARANCE CON'T	APP SUB TO 14% SLOPE
05/23/90	P.B. APPEARANCE	TO RETURN
02/28/90	P.B. APPEARANCE	SEE EXPLANATIONS
	. LEAD AGENCY - NEED PUB. HRG	-RETURN TO WORKSHOP W/NEW PLAN

AS OF: 08/01/90

PAGE: 1

CHRONOLOGICAL JOB STATUS REPORT

JOB: 87-56 NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)

CLIENT: NEWWIN - TOWN OF NEW WINDSOR

TASK: 90- 6

TASK-NO	REC	--DATE--	TRAN	EMPL	ACT	DESCRIPTION-----	RATE	HRS.	TIME	DOLLARS		
										EXP.	BILLED	BALANCE
90-6	34203	01/16/90	TIME	MJE	FI	MT VISTA SUB	60.00	0.50	30.00			
90-6	35365	02/06/90	TIME	MJE	MC	MT VISTA II	60.00	0.40	24.00			
90-6	36460	02/26/90	TIME	MJE	MC	MT VISTA II SUB	60.00	0.80	48.00			
90-6	36455	02/27/90	TIME	MJE	MC	MT VISTA II SUB	60.00	0.10	6.00			
90-6	36706	02/27/90	TIME	MCK	CL	T/NW MOUNTAIN VISTA	25.00	0.50	12.50			
90-6	38635	04/03/90	TIME	MJE	MC	MT. VISTA II SUB	60.00	0.30	18.00			
90-6	40544	05/02/90	TIME	MJE	MC	MT. VISTA II	60.00	0.40	24.00			
90-6	41667	05/19/90	TIME	MJE	MC	MT. VISTA II SUB	60.00	0.40	24.00			
90-6	42117	05/21/90	TIME	MJE	MC	MT. VISTA	60.00	0.10	6.00			
90-6	42405	05/21/90	TIME	MCK	CL	MT VISTA REV COMMS	25.00	0.50	12.50			
									205.00			
90-6	40403	05/03/90				BILL INV 90-217					-138.50	
											-138.50	
90-6	43014	06/08/90	TIME	MJE	MC	MT. VISTA	60.00	0.50	30.00			
90-6	43859	06/11/90	TIME	MCK	CL	MT VISTA	25.00	0.50	12.50			
90-6	44098	06/11/90	TIME	MJE	MC	MT VISTA PH II	60.00	0.10	6.00			
90-6	43838	06/13/90	TIME	KJM	MM	MT VISTA II	60.00	0.30	18.00			
90-6	43940	06/13/90	TIME	KJM	GM	FINAL APPL	0.00	0.10	0.00			
90-6	46574	08/01/90	TIME	MJE	MC	REVIEW FOR STAMP	60.00	0.50	30.00			
TASK TOTAL									301.50	0.00	-138.50	163.00
GRAND TOTAL									301.50	0.00	-138.50	163.00



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

45 QUASSAICK AVE. (ROUTE 9W)
NEW WINDSOR, NEW YORK 12550

TELEPHONE (914) 562-8640
PORT JERVIS (914) 856-5600

RICHARD D. MCGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.

Licensed in New York,
New Jersey and Pennsylvania

**PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE**

TOWN OF

New Windsor

P/B #

906

WORK SESSION DATE:

3 April 1990

APPLICANT RESUB.

REQUIRED:

Revised plan.

REAPPEARANCE AT W/S REQUESTED:

Yes

PROJECT NAME:

Mt. Vista

PROJECT STATUS:

NEW

OLD

REPRESENTATIVE PRESENT:

EDG

TOWN REPS PRESENT:

BLDG INSP.

X

FIRE INSP.

X

ENGINEER

X

PLANNER

P/B CHMN.

OTHER (Specify)

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

return to w/s 4/17
adv. for P/H 26
P/H tent 5/9

90-6



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

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Licensed in New York,
New Jersey and Pennsylvania

**PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE**

TOWN OF New Windsor P/B # -
WORK SESSION DATE: 6 FEB '90
REAPPEARANCE AT W/S REQUESTED: No APPLICANT RESUB.
REQUIRED: New Plans
PROJECT NAME: Mt Vista Sect II
PROJECT STATUS: NEW OLD X
REPRESENTATIVE PRESENT: EDG.
TOWN REPS PRESENT: BLDG INSP. X
FIRE INSP.
ENGINEER X
PLANNER
P/B CHMN.
OTHER (Specify)

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- note re hanger, parcels.
- 4 bldg. lots numbers 1-4
- P/R detail
- net areas
- OCDF
- 100' paved Cul-de-sac 120' ϕ Row

NEW WINDSOR PLANNING BOARD MEETING
RESULTS OF MEETING

DATE: 6-13-90

90-6

1. Neg. Dec.
2. Approved Sub. to new plans showing 14% slope
3. _____
4. _____
5. 6/18/90 Sent revised map to Mark Edull
6. _____
7. _____
8. _____
9. _____
10. _____
11. _____
12. _____
13. _____
14. _____

NOTES:

6/18/90
Mylar - on top of file cabinet

& Grevas
Hildreth, P.C. LAND SURVEYORS

33 QUASSAICK AVENUE, NEW WINDSOR, NEW YORK 12550
TELEPHONE: (914) 562-8667

LAND SURVEYS
SUBDIVISIONS

SITE PLANNING
LOCATION SURVEYS

15 June 1990

Town of New Windsor Planning Board
555 Union Avenue
New Windsor, NY 12553

Att: Ms. Myra Mason, Secretary

SUBJECT: MOUNTAIN VISTA, SECTION II, SUBDIVISION

Dear Myra:

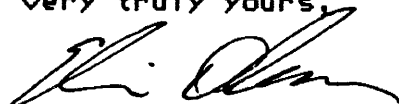
In accordance with the Planning Board's Conditional Approval of 13 June 1990, enclosed are the mylars (two sheets) and eight (8) sets of the Subject Subdivision Plan for receipt of the Approval stamp and signature.

We have revised the driveway location on lot 2, which results in an acceptable grade for the driveway on that lot, which was the condition of approval.

When the plan is ready, please advise Mr. Jack Leary, of Leary Chevrolet in Cornwall (534-7858), and inform him of the necessary fees to be paid prior to release of the map.

If you should have any questions concerning this matter, please do not hesitate to contact this office.

Very truly yours,



Elias D. Grevas, L.S.
encl/as
EDG/cmg

cc Mr. John A. Leary
Mr. Mark Edsall, P.E., Town Planning Board Engineer

MTV.PB

INTER OFFICE CORRESPONDENCE

TO: Town Planning Board

FROM: Town Fire Inspector

DATE: 12 June 1990

SUBJECT: Mountain Vista - Section II

PLANNING BOARD REFERENCE NUMBER: PB-90-6

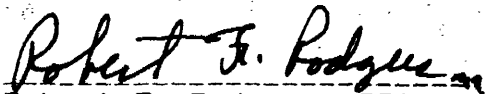
DATED: 6 June 1990

FIRE PREVENTION REFERENCE NUMBER: FPS-90-054

A review of the above referenced subject subdivision plan was conducted on 12 June 1990.

This subdivision plan is found acceptable.

PLANS DATED: 5 June 1990; Revision 1.


Robert F. Rodgers; CCA
Fire Inspector

RR:mr
Att.

CC: M.E.



MARY McPHERLSON
County Executive

**Department of Planning
& Development**

124 Main Street
Goshen, New York 10724
(914) 294-6181

PETER GAWRISON Commissioner
VINCENT HARRING Deputy Comm.

**ORANGE COUNTY DEPARTMENT OF PLANNING & DEVELOPMENT
239 L, M or N Report**

This proposed action is being reviewed as an aid in coordinating such action between and among governmental agencies by bringing pertinent inter-community and Countywide considerations to the attention of the municipal agency having jurisdiction.

Referred by Town of New Windsor Planning Board D P & D Reference No. NWT 16-90 N
County I.D. No. 65 / 1 / 80 4

Applicant John A. Leary

Proposed Action: Minor Subdivision (4 lots) Jackson Avenue

State, County, Inter-Municipal Basis for 239 Review within 500 feet of Town of Cornwall line

Comments: The land is only marginal for development- DEC wetlands and steep slopes. Special
concerns needs to be given to drainage and erosion and sediment control techniques.

Related Reviews and Permits NYS DEC and Orange County Soil Conservation Service

County Action: Local Determination XXXXXXXXXX Disapproved Approved

Approved subject to the following modifications and/or conditions:

6/4/90 CCH:EL

Peter Gawrison

5-23-90

PUBLIC HEARING - MT. VISTA II SUBDIVISION (90-6) JACKSON AVE.

Elias Grevas, L.S. came before the Board representing this proposal.

MR. GREVAS: I have the Affidavit of Mailing, Affidavit of Publication and return receipts. This project consists of four lots gaining access to a private road. The private road is coming off the end of Ryan Court which is a road in the Town of Cornwall that has been dedicated to the town. The private road is a maximum number of 800 feet long as the town ordinance requires. The lots are all in excess of 5 acres ranging from 5.25 acres to 6.55 acres. The lot areas have been adjusted in a column here on the left hand side of the plan of the plan showing the net areas available after the deductions for easements and lands under water and all the lots meet the zoning ordinance. The percolation tests and sanitary system designs are on the second sheet on the set of plans and that is basically it. This subdivision was shown to the Planning Board in the sketch form some time ago. The Cornwall portion was approved and filed in the County Clerk's Office on map #9027 which shows on this plan. Any questions?

MR. VAN LEEUWEN: Everything is correct.

MR. SCHIEFER: Any Board members have any questions, I happen to visit this site Sunday by strange coincidence. Any Board members have any questions on this? The road going in, where are you going to put that, that is--there is an awful steep section coming in here.

MR. GREVAS: Yes, this part of the road has already been constructed as you saw in the Town of Cornwall from the end of that we will be running along parallel to the contours and coming through here. There is a profile on the plan which indicates that the maximum grade is 2.54% so by running along the contours we can keep the grade of the road itself down. We will have some side onto side cut and fill but the center line grade will be acceptable.

MR. VAN LEEUWEN: How many lots are on the road in Cornwall?

MR. GREVAS: Four (4), there are none gaining access to this one. In other words, lot 8 on filed map 9027 has access to Ryan Court and lot 7 on filed map 9027 has access to another private road over in this area. These are the only lots on this road here.

MR. VAN LEEUWEN: It is coming off a private road in Cornwall and the other extension is going to be private also?

MR. GREVAS: Yes, that is correct. We wrote a letter to the Town Highway Superintendent in Cornwall of course he was here when Ryan Court was constructed and this road was cut in but he doesn't have an jurisdiction over private roads so, no.

MR. VAN LEEUWEN: Isn't that part of this is a town road isn't it?

MR. GREVAS: Ryan Court up to the cul-de-sac is a town road from that point it is private and as I said the total length from Ryan Court to the end of this road is 800 feet.

MR. EDSALL: Just to back up what Lou is saying, it was the intent of the Cornwall Planning Board when the overall development was reviewed that this private road that you are looking at tonight would be solely for lots in the Town of New Windsor so the portion of the private road that is in Cornwall is just happens to access your subdivision as it may be through a Cornwall lot it is not used by any lots in Cornwall and the Cornwall Planning Board reviewed it before they changed their private road specs, they used your private road specs to insure that the entire road would meet your requirements.

MR. SCHIEFER: And it is a private road off of a private road but that portion has no lots on it?

MR. GREVAS: No, the private road--

MR. SCHIEFER: Is one private road in two towns?

MR. GREVAS: That is correct.

MR. SCHIEFER: The only four lots that access are in the Town of New Windsor?

MR. GREVAS: That is correct.

MR. VAN LEEUWEN: In a way that is easy because otherwise the Town of New Windsor has to make a deal with Cornwall to plow.

MR. GREVAS: Neither town will plow, it is private road.

MR. PAGANO: Do you have service agreement, is there going to be an agreement amongst the homeowners?

MR. GREVAS: Yes, there is another private road down in Cornwall. There is already one in existence and there is a note on the plan that that is a requirement that that be filed in the County Clerk's Office.

MR. PAGANO: The agreement for maintenance?

MR. GREVAS: Yes.

MR. SCHIEFER: Who is the owner of this?

MR. GREVAS: John Leary and Sue April, Sue is here tonight.

MR. VAN LEEUWEN: I don't have anymore questions, Mr. Chairman.

MR. SCHIEFER: The only comment I have got those are four very nice lots back there with the exception of that steep section the way you are contouring bringing the road in I think that will handle that portion. I have nothing beyond that.

MR. DUBALDI: When did you go out?

MR. SCHIEFER: Sunday. I'd like to open this up to the public. Any questions or comments from the public on this subdivision? If there are no comments, we will close the portion of the public hearing.

MR. VAN LEEUWEN: I make a motion that we close the public hearing.

MR. DUBALDI: I will second it.

ROLL CALL:

Mr. McCarville	Aye
Mr. VanLeeuwen	Aye
Mr. Dubaldi	Aye
Mr. Soukup	Aye
Mr. Pagano	Aye
Mr. Schiefer	Aye

MR. SOUKUP: The only question I had was the timing of construction of the road with respect to it being substantially complete and any building permits on the four lots is that covered?

MR. EDSALL: It is covered by the Town Board resolution with regard to the policy on issuance of building permit so that is something under the Town Board jurisdiction and coordinated with the Building Inspector's office.

MR. SOUKUP: That is note 13, that doesn't say that the road should be built before the permit is issued only that the buyer signed a statement.

MR. EDSALL: Note 13 is really a Town of Cornwall note with the Town of New Windsor inserted. Really 13 is over and above what the standard requirements of the town are. That is something

5-23-90

that the Town Board and the Building Inspector's office have already taken care of as far as issuing permits when there is a finished road condition.

MR. SOUKUP: There will be no permits issued until the road is complete?

MR. BABCOCK: Right, at least the base course.

MR. EDSALL: In this case, that is the only course so--

MR. SCHIEFER: We will put it on a future agenda. Thank you.

Rev. 2
JUN - 6 1990
90 - 6

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR, ~~SANITARY INSP.~~,
D.O.T., O.C.H., O.C.P., D.P.W., WATER, SEWER, HIGHWAY, REVIEW
FORM:

The maps and plans for the Site Approval _____
subdivision ✓ _____ as submitted by
Grevas & Hildeeth for the building or subdivision of
Mountain Vista - Section II _____ has been
reviewed by me and is approved ✓ _____,
disapproved _____.

If disapproved, please list reason _____
A detail map and drawing ~~with~~ showing exact location
of septic system must be attached to each sanitary permit.

Note: See Attached Sheet

HIGHWAY SUPERINTENDENT

WATER SUPERINTENDENT

Luman D. Masten Jr.

SANITARY SUPERINTENDENT

June 8, 1990

DATE

✓
C.C.H.E.



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.

- ☐ Main Office
45 Quassaick Ave. (Route 9W)
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- ☐ Branch Office
400 Broad Street
Milford, Pennsylvania 18337
(717) 296-2765
(914) 856-5600

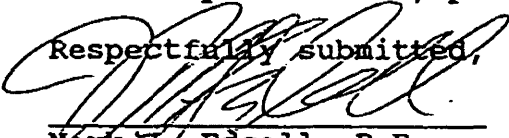
MEMORANDUM

TO: MIKE BABCOCK, BUILDING INSPECTOR
FROM: MARK J. EDSALL, P.E. TOWN CONSULTING ENGINEER
SUBJECT: ISSUANCE OF SANITARY PERMITS FOR ON-SITE SYSTEMS
DATE: 3 OCTOBER 1989

Pursuant to the adoption of Local Law #1 of Orange County, it is necessary that all subdivision plans approved by the Town Planning Board include provisions for sanitary sewage disposal and supply of domestic water. In cases where municipal services are available, same must be shown on the plan. In cases where municipal services are not available, on-site systems must be shown. These systems must be shown in complete detail, giving the location of the sanitary system and well, as well as the construction details. Without such details, the subdivision plan can not be approved by the Planning Board, nor filed with the County.

As a result of this change in procedure, it is my recommendation that when you receive an application for a sanitary permit, you require (or refer to) a copy of the approved subdivision plan, bearing the signature of the Town Planning Board (and Orange County Department of Health, if applicable). The location of the sanitary system and well shown on the sanitary system application must be at the same locations as shown on the approved subdivision plan. If not, further investigation must be made before a sanitary permit can be issued. If the location is the same, you may proceed with the review of the detailed sanitary system plans submitted, in conjunction with the information shown on the subdivision plan. If you have any questions concerning the above, or require some input pursuant to an application made to your office, please do not hesitate to contact me.

Respectfully submitted,


Mark J. Edsall, P.E.
Town Consulting Engineer

MJEsjg

cc: Supervisor Green
Planning Board

90 - 6

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR, SANITARY INSP.,
D.O.T., O.C.H., O.C.P., D.P.W., WATER, SEWER, HIGHWAY, REVIEW
FORM:

The maps and plans for the Site Approval _____

Subdivision _____ as submitted by

Grevas + Hildeth for the building or subdivision of
Mountain Vista - Section II has been
reviewed by me and is approved ✓
disapproved _____.

~~If disapproved, please list reason~~ _____

There is no town water in this area.

HIGHWAY SUPERINTENDENT

Steve D. D.
WATER SUPERINTENDENT

SANITARY SUPERINTENDENT

DATE

✓
cc: M.E.

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR, SANITARY INSP.,
D.O.T., O.C.H., O.C.P., D.P.W., WATER, SEWER, HIGHWAY, REVIEW
FORM:

The maps and plans for the Site Approval _____
Subdivision _____ ✓ _____ as submitted by
_____ for the building or subdivision of
_____ MOUNTAIN VISTA SECTION II _____ has been
reviewed by me and is approved _____ ✓ _____
disapproved _____.

If disapproved, please list reason _____

HIGHWAY SUPERINTENDENT

WATER SUPERINTENDENT

John P. Egan
SANITARY SUPERINTENDENT

5-16-90

DATE



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK

April 5, 1990

Grevas & Hildreth
33 Quassaick Avenue
New Windsor, NY 12553

RE: 65-1-80.4

Dear Mr. Grevas:

We are enclosing a list of all contiguous properties for the above tax map parcel.

The charge for this list is \$25.00 dollars, which you have already paid in the form of your deposit.

Sincerely,

LESLIE COOK
Sole Assessor

LC/cd
Enc.

*Also send to
O.C. Planning Dept
C. Mail, R.R.R.*

guy

✓ Schaffer, Susan
133 Walsh Road
New Windsor, NY 12553

✓ Gould, Paul M. & William S., John W. & Robert O.
RD 2 Box 140
Newburgh, NY 12550

✓ Gould, Paul, William, Robert O.
RD 2 Box 81
Newburgh, NY 12550

✓ Bethlehem Art Gallery, Inc.
RD 2, Jackson Ave.
New Windsor, NY 12553

✓ Etruscan Enterprises Inc.
c/o Meadow Brook Lodge
Route 94 RD 2
New Windsor, NY 12553

✓ Maers, Michael J. & Doreen A.
186 Temple Hill Rd.
New Windsor, NY 12553

✓ Leary, John A.
6 Clarkwood Drive
Cornwall, NY 12518

✓ Schaffer, William C. & James R. & Jeannes
RD 2 Box 355, Bethlehem Rd.
New Windsor, NY 12553



COUNTY OF ORANGE
Department of Planning

124 MAIN STREET, P.O. BOX 968, GOSHEN, NEW YORK 10924
TEL: (914) 294-5151 FAX: (914) 294-3546

Mary M. McPhillips
County Executive

Peter Garrison
Commissioner of Planning

R. Vincent Hammond
Deputy Commissioner

May 14, 1990

Mr. Carl E. Schiefer, Chairperson
Town of New Windsor Planning Board
Town Hall
555 Union Avenue
New Windsor, New York 12553

RE: Application for Mountain Vista, Section II

Dear Mr. Schiefer:

We are in receipt of the Public Hearing Notice on the above-referenced application. We are unable to determine from the Notice the location of the property (Tax Map Section, Block, and Lot). Also missing, is a site plan and a copy of the application.

The General Municipal Law requires that a full statement be submitted to our office. By definition, a full statement is a complete application as required by the referring municipality. Upon receipt of this information, we will commence our required review.

Sincerely,

Cheryl Mergo

Cheryl Mergo
Planner

CM:cam

5-15-90: 2:30 - I spoke to Cheryl. Told her the plan & form was sent separately on 5/11/90. She said if she needs anything else, she will let me know.

& Grevas
Hildreth, P.C. LAND SURVEYORS
33 QUASSAICK AVENUE, NEW WINDSOR, NEW YORK 12550
TELEPHONE: (914) 562-8667

LAND SURVEYS
SUBDIVISIONS
SITE PLANNING
LOCATION SURVEYS

2 May 1990

Town of New Windsor Planning Board
555 Union Avenue
New Windsor, NY 12553

Att: Myra Mason, Secretary

SUBJECT: MOUNTAIN VISTA, SECTION II SUBDIVISION, OFF JACKSON
AVENUE (RYAN COURT)

Dear Myra;

Enclosed are fourteen (14) copies of the Subdivision Plan and
Construction Details sheets, dated today, in the Subject matter.

~~This~~ item is scheduled for a Public Hearing on 23 May 1990. We
understand that you are furnishing the Orange County Planning
Department with a copy of the plan, and we will forward a copy of
the Public Hearing Notice to that agency by Certified Mail return
receipt requested.

If any questions should arise prior to the Public Hearing, please
advise us accordingly.

Very truly yours



Elias D. Grevas, L.S.
encl/as

EDG/bg

INTER OFFICE CORRESPONDENCE

TO: Town Planning Board

FROM: Town Fire Inspector

DATE: 16 May 1990

SUBJECT: Mountain Vista, Section II Subdivision

PLANNING BOARD REFERENCE NUMBER: PB-90-6

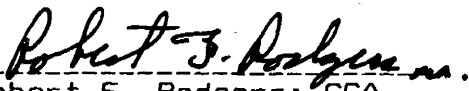
DATED: 3 May 1990

FIRE PREVENTION REFERENCE NUMBER: FPS-90-046

A review of the above referenced subject subdivision plan was conducted on 16 May 1990.

This subdivision plan is found acceptable.

PLANS DATED: 2 May 1990


Robert F. Rodgers; CCA
Fire Inspector

RR:mr
Att.

✓
CC: M.E.

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR, SANITARY INSP.,
D.O.T., O.C.H., O.C.P., D.P.W., WATER, SEWER, ~~HIGHWAY~~, REVIEW
FORM:

The maps and plans for the Site Approval _____
Subdivision Maurice Vista Sec #2 as submitted by
_____ for the building or subdivision of
_____ has been
reviewed by me and is approved ✓
disapproved _____.

If disapproved, please list reason _____

Fred S. S. S.
HIGHWAY SUPERINTENDENT

WATER SUPERINTENDENT

SANITARY SUPERINTENDENT

May 17, 1998
DATE

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR, SANITARY INSP.,
D.O.T., O.C.H., O.C.P., D.P.W., ~~WATER~~, SEWER, HIGHWAY, REVIEW
FORM:

The maps and plans for the Site Approval _____

Subdivision _____ as submitted by

Cevas & Hildreth for the building or subdivision of
Mountain Vista Section II _____ has been

reviewed by me and is approved ☒ _____

disapproved _____

~~If disapproved, please list reason~~ _____

~~There is not~~

There is no town water in this area.

HIGHWAY SUPERINTENDENT

Steve D. [Signature]
WATER SUPERINTENDENT

SANITARY SUPERINTENDENT

DATE

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR, ~~SANITARY INSPECTOR~~,
D.O.T., O.C.H., O.C.P., D.P.W., WATER, SEWER, HIGHWAY, REVIEW
FORM:

The maps and plans for the Site Approval _____
Subdivision ✓ _____ as submitted by
Greene and Hildreth for the building or subdivision of
Mountain Vista _____ has been
reviewed by me and is approved ✓ _____,
disapproved _____.

If disapproved, please list reason _____

HIGHWAY SUPERINTENDENT

WATER SUPERINTENDENT

Lyman D. Masten Jr.

SANITARY SUPERINTENDENT

May 16, 1990

DATE



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

45 QUASSAICK AVE. (ROUTE 9W)
NEW WINDSOR, NEW YORK 12550

TELEPHONE (914) 562-8640
PORT JERVIS (914) 856-5600

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.

Licensed in New York,
New Jersey and Pennsylvania

**PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE**

TOWN OF New Windsor P/B # 90-6
WORK SESSION DATE: 2 MAY 1990 (WED) APPLICANT RESUB.
REAPPEARANCE AT W/S REQUESTED: No REQUIRED: No
PROJECT NAME: MT Vista TL
PROJECT STATUS: NEW _____ OLD _____
REPRESENTATIVE PRESENT: EDG
TOWN REPS PRESENT: BLDG INSP. X
FIRE INSP. Rich
ENGINEER X
PLANNER _____
P/B CHMN. _____
OTHER (Specify) _____

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

mixed P/H date - reached 5/23 (P/H)
** MyRA - send plan to OCDP

OK for P/H

ORANGE COUNTY DEPARTMENT OF PLANNING
APPLICATION FOR MANDATORY COUNTY REVIEW
OF LOCAL PLANNING ACTION

(Variances, Zone Changes, Special Permits, Subdivisions, Site Plans)

Local File No. 90-6

1. Municipality TOWN OF NEW WINDSOR Public Hearing Date May 23, 1990

☒ City, Town or Village Board ☒ Planning Board ☐ Zoning Board

2. Owner: Name Leary, John A.

Address 6 Clarkview Dr. - Cornwall, N.Y. 12518

3. Applicant*: Name _____

Address _____

* If Applicant is owner, leave blank

4. Location of Site: East Side of Jackson Ave. 2,500' +/- of Rt. 94
(street or highway, plus nearest intersection)

Tax Map Identification: Section 65 Block 1 Lot 80.4

Present Zoning District R-1 Size of Parcel 22.90 Acres

5. Type of Review:

Special Permit: _____

Variance: Use _____

Area _____

Zone Change: From _____ To _____

Zoning Amendment: To Section _____

Subdivision: Number of Lots/Units 4 lots

Site Plan: Use _____

5-8-90

Date

Myra Mason, Secretary for the Planning Board
Signature and Title

cc: M.E.

& Grevas
Hildreth, P.C. LAND SURVEYORS

33 QUASSACK AVENUE, NEW WINDSOR, NEW YORK 12550
TELEPHONE: (914) 562-8667

LAND SURVEYS
SUBDIVISIONS

SITE PLANNING
LOCATION SURVEYS

7 May 1990

Town of Cornwall
Department of Public Works
83 Main Street
Cornwall, NY 12518

Att: Mr. Joseph Hines, Superintendent

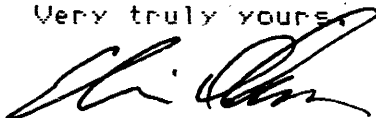
SUBJECT: MOUNTAIN VISTA SUBDIVISION, SECTION II
TOWN OF NEW WINDSOR

Dear Joe:

As you may recall, the original Mountain Vista Subdivision (Section I, Town of Cornwall), indicated a private road from Ryan Court to the Town line. That portion of the private road in the Town of Cornwall was graded, and shale subbase material was placed at the time of construction of Ryan Court.

Enclosed is a copy of the current Subdivision Plan (2 sheets), dated 2 May 1990, showing the continuation of the private road into the Town of New Windsor. Please review the plan and profile, and advise us of your comments, if any. This project will be the subject of a Public Hearing before the Town of New Windsor Planning Board on 23 May 1990. Therefore, if you have any comments, we would appreciate receiving them prior to that Hearing.

Very truly yours,



Elias D. Grevas, L.S.

encl/as
EDG/cmq

cc w/o encl Town of New Windsor Planning Board
Mark J. Edsall, P.E., Planning Board Engineer

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR,
D.O.T., O.C.H., O.C.P., D.P.W., WATER, [REDACTED], HIGHWAY, REVIEW
FORM:

The maps and plans for the Site Approval _____
Subdivision _____ ✓ as submitted by
G & H for the building or subdivision of
MOUNTAIN VISTA SECT. II has been
reviewed by me and is approved _____ ✓
disapproved _____.

If disapproved, please list reason _____

HIGHWAY SUPERINTENDENT

WATER SUPERINTENDENT

J. P. [Signature]
SANITARY SUPERINTENDENT

2-20-90
DATE

CC: M.E.

IOC.PB
MOUNTVS2

INTER OFFICE CORRESPONDENCE

TO: Town Planning Board
FROM: Town Fire Inspector
DATE: 26 February 1990
SUBJECT: Mountain Vista Section II

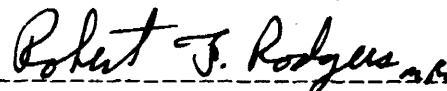
PLANNING BOARD REFERENCE NUMBER: PB-90-6
DATED: 15 February 1990

FIRE PREVENTION REFERENCE NUMBER: FPS-90-013

A review of the above referenced subject subdivision was completed on 26 February 1990.

This subdivision plan is found acceptable.

PLANS DATED: 14 February 1990, Revision 1



Robert F. Rodgers; CCA
Fire Inspector

RR:mr
Att.

✓
C.C.H.E.

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR,
D.O.T., O.C.H., O.C.P., D.P.W., [REDACTED], SEWER, HIGHWAY, REVIEW
FORM:

The maps and plans for the Site Approval _____

Subdivision _____ as submitted by

Grevas & Hilditch for the building or subdivision of
Mountain Vista Section II has been

reviewed by me and is approved ☒

~~disapproved~~ _____

~~If disapproved, please list reason~~ _____

There is no town water in this area.

HIGHWAY SUPERINTENDENT

Steve D. [Signature]
WATER SUPERINTENDENT

SANITARY SUPERINTENDENT

DATE

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR, ~~REVIEW~~
D.O.T., O.C.H., O.C.P., D.P.W., WATER, SEWER, HIGHWAY, REVIEW
FORM:

The maps and plans for the Site Approval _____
Subdivision ☒ _____ as submitted by
Grevas and Hildreth for the building or subdivision of
Mountain Vista - Sec. II has been
reviewed by me and is approved _____,
disapproved ☒ _____.

If disapproved, please list reason _____
Not enough information regarding Septic Systems

HIGHWAY SUPERINTENDENT

WATER SUPERINTENDENT

Lymon D. Mason Jr
SANITARY SUPERINTENDENT

Feb 16, 1990
DATE

✓
cc: H.E.

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR,
D.O.T., O.C.H., O.C.P., D.P.W., WATER, SEWER, ~~REVIEW~~, REVIEW
FORM:

The maps and plans for the Site Approval Mountain Vista
Subdivision _____ as submitted by
Grews for the building or subdivision of
_____ has been
reviewed by me and is approved ✓
disapproved _____.

If disapproved, please list reason _____

So long as it remains a private road I'm not
concerned.

Fred Lyp, Jr.
HIGHWAY SUPERINTENDENT

WATER SUPERINTENDENT

SANITARY SUPERINTENDENT

02/22/90
DATE

Planning Board
Town of New Windsor
555 Union Avenue
New Windsor, NY 12550

(This is a two-sided form)

Date Received _____
Meeting Date _____
Public Hearing _____
Action Date _____
Fees Paid _____

APPLICATION FOR ~~SITE PLAN, LOT LINE CHANGE~~
OR SUBDIVISION PLAN APPROVAL

1. Name of Project MOUNTAIN VISTA SECTION II SUBDIVISION
2. Name of Applicant JOHN A. LEARY Phone 534-7998
Address 6 CLARKVIEW DRIVE CORNWALL N.Y. 12518
(Street No. & Name) (Post Office) (State) (Zip)
3. Owner of Record SAME Phone SAME
Address SAME
(Street No. & Name) (Post Office) (State) (Zip)
4. Person Preparing Plan GREVAS & HILDRETH, L.S.P.C. Phone 562-8667
Address 33 QUASSACK AVE NEW WINDSOR N.Y. 12550
(Street No. & Name) (Post Office) (State) (Zip)
5. Attorney N/A Phone _____
Address _____
(Street No. & Name) (Post Office) (State) (Zip)
6. Location: On the EAST side of JACKSON AVE
(Street)
2,500 ± feet NORTH
(Direction)
of N.Y.S. RT. 94
(Street)
7. Acreage of Parcel 22.9 8. Zoning District R-1
9. Tax Map Designation: Section 65 Block 1 Lot 80.4
10. This application is for MINOR SUBDIVISION
11. Has the Zoning Board of Appeals granted any variance or a special permit concerning this property? NO

If so, list Case No. and Name _____

12. List all contiguous holdings in the same ownership
Section 65 Block 1 Lot(s) 80.2; 80.3

Attached hereto is an affidavit of ownership indicating the dates the respective holdings of land were acquired, together with the liber and page of each conveyance into the present owner as recorded in the Orange County Clerk's Office. This affidavit shall indicate the legal owner of the property, the contract owner of the property and the date the contract of sale was executed.

IN THE EVENT OF CORPORATE OWNERSHIP: A list of all directors, officers and stockholders of each corporation owning more than five percent (5%) of any class of stock must be attached.

OWNER'S ENDORSEMENT
(Completion required ONLY if applicable)

COUNTY OF ORANGE

SS.:

STATE OF NEW YORK

_____ being duly sworn, deposes and says
that he resides at _____
in the County of _____ and State of _____
and that he is (the owner in fee) of _____
(Official Title)
of the Corporation which is the Owner in fee of the premises
described in the foregoing application and that he has authorized
_____ to make the foregoing
application for Special Use Approval as described herein.

I HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND INFORMATION, AND ALL STATEMENTS AND INFORMATION CONTAINED IN THE SUPPORTING DOCUMENTS AND DRAWINGS ATTACHED HERETO ARE TRUE.

Sworn before me this

14th day of Feb. 1989

X John J. [Signature]
(Owner's Signature)

(Applicant's Signature)

[Signature]
Notary Public

OWNER / APPLICANT
(Title)

BEATRICE ALTHISER
Notary Public, State of New York
Qualified in Ulster County
No. 4738664
Commission Expires Jan. 31, 1992

REV. 3-87

PROJECT I.D. NUMBER

617.21

00 - 6

SEQR

Appendix C

State Environmental Quality Review

SHORT ENVIRONMENTAL ASSESSMENT FORM

For UNLISTED ACTIONS Only

ART I—PROJECT INFORMATION (To be completed by Applicant or Project sponsor)

1. APPLICANT / SPONSOR <u>JOHN A. LEARY</u>	2. PROJECT NAME <u>MOUNTAIN VISTA SECTION II SUBDIVISION</u>
3. PROJECT LOCATION: Municipality <u>TOWN OF NEW WINDSOR</u> County <u>ORANGE</u>	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) <u>EAST SIDE OF JACKSON AVE, 2,500'± NORTH OF N.Y.S. ROUTE 94; SOUTHERLY PORTION ABUTS NEW WINDSOR / CORNWALL TOWN LINE.</u>	
5. IS PROPOSED ACTION: <input checked="" type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: <u>A LOT SUBDIVISION ACCESSED BY A PRIVATE ROAD, INDIVIDUAL WELLS AND SANITARY SEWAGE DISPOSAL SYSTEMS TO BE USED.</u>	
7. AMOUNT OF LAND AFFECTED: Initially <u>22.9</u> acres Ultimately <u>22.9</u> acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe briefly	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input type="checkbox"/> Other Describe:	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency(s) and permit/approvals	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, list agency name and permit/approval <u>N.Y.S. D.E.C. WETLANDS BOUNDARY LOCATION APPROVAL</u>	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant/sponsor name: <u>JOHN A. LEARY</u>	Date: <u>14 FEB. 1990</u>
Signature: <u>[Signature]</u>	

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

OVER

PART II—ENVIRONMENTAL ASSESSMENT (To be completed by Agency)

A. DOES ACTION EXCEED ANY TYPE THRESHOLD IN 6 NYCRR, PART 617.12? If yes, estimate the review process and use the FULL EAF. <input type="checkbox"/> Yes <input type="checkbox"/> No	
B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.8? If No, a negative declaration may be superseded by another involved agency. <input type="checkbox"/> Yes <input type="checkbox"/> No	
C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)	
C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:	
C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:	
C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:	
C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:	
C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly:	
C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly:	
C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly:	
D. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, explain briefly	

PART III—DETERMINATION OF SIGNIFICANCE (To be completed by Agency)

INSTRUCTIONS: For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed.

<input type="checkbox"/> Check this box if you have identified one or more potentially large or significant adverse impacts which MAY occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.	
<input type="checkbox"/> Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action WILL NOT result in any significant adverse environmental impacts AND provide on attachments as necessary, the reasons supporting this determination:	
_____ Name of Lead Agency	
_____ Print or Type Name of Responsible Officer in Lead Agency	_____ Title of Responsible Officer
_____ Signature of Responsible Officer in Lead Agency	_____ Signature of Preparer (if different from responsible officer)
_____ Date	

PROXY STATEMENT

for submittal to the
TOWN OF NEW WINDSOR PLANNING BOARD

JOHN A. LEARY, deposes and says that he
resides at 6 CLARKVIEW DRIVE, CORNWALL N.Y. 12518
(Owner's Address)

in the County of ORANGE

and State of NEW YORK

and that he is the owner in fee of TAX MAP SECTION 65

BLOCK 1 LOT 80.4

which is the premises described in the foregoing application and

that he has authorized GRENS & HINDRICH, L.S., P.C.

to make the foregoing application as described therein.

Date: 14 FEBRUARY 1990

X John A. Leary
(Owner's Signature)

William B. Hindrich
(Witness' Signature)

TOWN OF NEW WINDSOR PLANNING BOARDMINOR SUBDIVISION CHECKLIST

I. The following items shall be submitted with a COMPLETED Planning Board Application Form.

1. ☒ Environmental Assessment Statement
- *2. ☒ Proxy Statement
3. ☒ Application Fees
4. ☒ Completed Checklist

II. The following checklist items shall be incorporated on the Subdivision Plat prior to consideration of being placed on the Planning Board Agenda.

1. ☒ Name and address of Applicant.
- *2. ☒ Name and address of Owner.
3. ☒ Subdivision name and location.
4. ☒ Tax Map Data (Section-Block-Lot).
5. ☒ Location Map at a scale of 1" = 2,000 ft.
6. ☒ Zoning table showing what is required in the particular zone and what applicant is proposing.
7. ☒ *N/A* Show zoning boundary if any portion of proposed subdivision is within or adjacent to a different zone.
8. ☒ Date of plat preparation and/or date of any plat revisions.
9. ☒ Scale the plat is drawn to and North Arrow.
10. ☒ Designation (in title) if submitted as Sketch Plan, Preliminary Plan or Final Plan.
11. ☒ Surveyor's certification.
12. ☒ Surveyor's seal and signature.

* If applicable.

13. ✓ Name of adjoining owners.
- *14. ✓ Wetlands and 100 foot buffer zone with an appropriate note regarding D.E.C. requirements.
- *15. N/A Flood land boundaries.
16. ★ A note stating that the septic system for each lot is to be designed by a licensed professional before a building permit can be issued.
17. ★ Final metes and bounds.
18. ✓ Name and width of adjacent streets; the road boundary is to be a minimum of 25 ft. from the physical centerline of the street.
19. ✓ Include existing or proposed easements.
20. ✓ Right-of-Way widths.
21. ★ Road profile and typical section (minimum traveled surface, excluding shoulders, is to be 16 ft. wide).
22. ✓ Lot area (in square feet for each lot less than 2 acres).
23. ✓ Number the lots including residual lot.
24. ✓ Show any existing waterways.
- *25. ★ A note stating a road (or any other type) maintenance agreement is to be filed in the Town Clerk's Office and County Clerk's Office.
26. ✓ Applicable note pertaining to owners' review and concurrence with plat together with owners' signature.
27. N/A Show any existing or proposed improvements, i.e., drainage systems, waterlines, sewerlines, etc. (including locations, size and depths).
28. ✓ Show all existing houses, accessory structures, existing wells and septic systems within 200 ft. of the parcel to be subdivided.

* If applicable.

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Page 2 of 3
FOR SUBSEQUENT SUBMISSIONS

29. ✓ Show all and proposed on-site "septic" system and well locations; with percolation and deep test locations and information, including date of test and name of professional who performed test.
30. ★ Provide "septic" system design notes as required by the Town of New Windsor.
31. ✓ Show existing grade by contour (2 ft. interval preferred) and indicate source of contour data.
32. ✓ Indicate percentage and direction of grade.
33. ✓ Indicate any reference to previous, i.e., file map date, file map number and previous lot number.
34. ✓ Provide 4" wide x 2" high box in area of title block (preferably lower right corner) for use by Planning Board in affixing Stamp of Approval.
35. N/A Indicate location of street or area lighting (if required).

This list is provided as a guide only and is for the convenience of the Applicant. The Town of New Windsor Planning Board may require additional notes or revisions prior to granting approval.

PREPARER'S ACKNOWLEDGEMENT:

The plat for the proposed subdivision has been prepared in accordance with this checklist and the Town of New Windsor Ordinances, to the best of my knowledge.



By: [Signature]
Licensed Professional

Date: 14 FEBRUARY 1990

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